

Table 19.6: Jobs-to-Housing ratio

Jurisdiction	2008 Population¹	June 2009 Jobs²	Housing Units³	Jobs to Housing Units Ratio	Jobs to Controlled Affordable Units Ratio
City of Santa Barbara	90,305	53,900	37,675	1.43	15.7:1
City of Goleta	30,400	17,100	11,516	1.48	30.6:1
City of Carpinteria*	14,271	8,300	5,551	1.49	395.2:1
Unincorporated South Coast	83,600	31,600	23,120	1.37	61.9:1
Total South Coast	218,576	110,900	77,862	1.42	24.6:1

¹ California Department of Finance 2008.

² EDD 2009.

³ Refer to Table 19.5 for references.

* The City of Carpinteria's housing stock supports a high percentage of mobile homes which are generally more affordable than condominiums or single-family homes; a relatively large number of apartments in Carpinteria are also enrolled in the Federal Section 8 housing program.

The most widely used method to measure the jobs/housing balance is the ratio of jobs-to-housing within a jurisdiction or region, which compares the number of jobs in an area to the number of workers in that same area (one job for each housing unit is a 1:1 ratio). The California EDD estimates 2009 employment in the City at 53,900, compared to 37,675 housing units. This creates a jobs-to-housing ratio of 1.43, which is comparable to other South Coast jurisdictions (Table 19.7). Debate exists over what constitutes a desirable jobs-to-housing ratio, which may depend upon the geographic area and socioeconomic make up of the workforce.

Table 19.7: 2000 U.S. Census Estimated Daytime Employment-Residence and Jobs/Housing Balance

Jurisdiction	Total Resident Population	Total Workers Working in Place	Total Workers Living in Place	Employment-Residence Ratio	Employed Residents to Affordable Units Ratio
City of Santa Barbara	92,325	60,307	46,866	1.29	14:1
Goleta CDP ¹	55,204	27,655	27,515	0.99	49:1
City of Carpinteria	14,194	6,813	7,075	0.96	471:1
Santa Barbara County	399,347	188,900	179,445	1.05	--

¹The city of Goleta was not incorporated at the time of the 2000 Census. The Goleta Census Defined Place (CDP) includes the area between the current City of Goleta boundaries and the city of Santa Barbara, including Hope Ranch. Isla Vista is not included as it has its own CDP.

Source: U.S. Census Bureau 2000.

A second method is to compare the ratio of jobs to employed residents. This method may be more precise in that it takes into account variations in labor force participation, an issue for jurisdictions such as Santa Barbara, where a larger portion of the population have atypical labor force participation, such as more retirees or students. Data on “workers working in place” is only gathered during the decadal U.S. Census. The 2000 Census data, “Estimated Daytime Population and Employment to Resident Ratio” for the city of Santa Barbara, shows the total number of workers “working in place” were estimated at 60,307, while the total “workers living in place” were estimated at 46,866; providing a 1.29 ratio of jobs to residents¹².

¹² The jobs-to-employed residents ratio is a more refined measure than the jobs-to-housing ratio since it takes into account variations in labor force participation (City of Goleta 2009).